

MINUTES

LEXINGTON COUNTY PLANNING COMMISSION

June 19, 2014

The Lexington County Planning Commission held its regular meeting on Thursday, June 19, 2014, at 8:00 a.m. in the Council Chambers on the second floor of the County Administration Building. Attendance for the meeting was as follows:

Members Present:

Warren Cope
Keith Myhand
Rock Lucas
Robert Spires
David Laird
Andy White
Michael Shealy

Staff Present:

Charlie Compton
Sharon Willis
Walt McPherson
Rebecca Conway
Charles Garren
Janet Turner
Ralph Ford
Synithia Williams

Members Absent:

Pat Dunbar
Lee Matthews

Others Present:

Henrietta Gill
Mundina O'Driscoll
Barbara Waters
Oliver Moore
Steve Crater

The meeting for June 19, 2014, was called to order at 8:00 a.m. by Chairman Rock Lucas. Robert Spires gave the invocation for the meeting.

Minutes: Chairman Lucas stated that the first item on the agenda was the minutes from the May 1, 2014, meeting at Tab A. Andy White made the motion to approve the minutes and Warren Cope seconded the motion. There was no further discussion and the vote for approval of the May 1, 2014, minutes was as follows:

In Favor: Lucas
Cope
Laird
White
Shealy
Spires
Myhand

Opposed: none

Not Present: Matthews
Dunbar

Activity Reports: Chairman Lucas stated that the next items on the agenda were the Activity Reports at Tabs B, C, and D. Charlie Compton introduced and welcomed Charles Garren as the new Lexington County Director of Community Development.

Mr. Compton continued with the graphs showing residential permits issued for the County, noting that the numbers do not include municipal permits. The permits for site-built homes were 118 for April and 88 for May. The numbers for the first 15 days of June were not yet available, however those numbers could be sent out in an email as soon as they become available.

Access Policy Variance – Wayne D. McCullough Property (Wayne McCullough/applicant): Chairman Lucas stated that the next item on the agenda was the request for an access policy variance involving the property of Wayne D. McCullough at Tab E. Janet Turner presented this request to the Commission with photos, aerials, and maps. She also stated that Steve Crater, representing Mr. McCullough, was present at the meeting.

Wayne McCullough owns a 50.09-acre tract off of Lantern Hill Circle, a paved County road off of Highway #302 near Lexington. Mr. McCullough had previously held a mortgage from someone wanting to purchase the property but had to foreclose on the loan. The purchaser had moved three mobile homes onto the property, two of which have been removed. The third resident has not moved off of the land due to poor health and finances. Through a Mediation Settlement Agreement and Order of the Court of Common Pleas Mr. McCullough has agreed to finance a loan to the mobile home resident to purchase the three-acre lot containing only his mobile home, front yard, and septic tank drain field if he can obtain this variance.

The subdividing of this one three-acre lot with an access easement to Lantern Hill Circle over Mr. McCullough's remaining property would prevent Mr. McCullough from any future subdividing of his property according to the Planning Commission's Access Policy which only allows one lot to have an easement over another lot. Mr. McCullough is requesting that he be able to subdivide his remaining 47 acres at least one more time in order to be able to sell a portion of it if he isn't able to sell the entire tract. This would make a total of three lots sharing the same driveway. The judge ordered that if Mr. McCullough is unable to obtain this variance, then the mediation agreement would be null and void. Mr. McCullough would like to comply with the court order, but he doesn't want it to keep him from being able to sell a portion of his remaining property.

After discussion Andy White made the motion to approve the request for the access policy variance and Micheal Shealy seconded the motion. There was no further discussion and the vote for approval of the access policy variance request was as follows:

In Favor: Lucas
Cope
Laird
White
Shealy
Spires
Myhand

Opposed: none

Not Present: Matthews
Dunbar

Zoning Text Amendment # T13-04: Chairman Lucas stated that the next item on the agenda was the zoning text amendment # T13-04, mining operations located at Tab F. Charlie Compton presented this information to the Commission. He stated that even though the Planning Commission had initiated this amendment, it was appropriate for them to consider any additional alterations now that Council has held the public hearing on this issue.

Mr. Compton reported the results of that hearing. He stated that 20 persons spoke in favor of stricter regulations and five additional attendees signed up to speak stated that they agreed with what had already been presented to Council. There were many more attendees and no one spoke in opposition to the amendment. Mr. Compton added that he felt the quality of the input of those speaking was the best he had heard in his 40 years with the County. He summarized the

concerns as addressing mining dust, noise, truck traffic and dust, impact on ground water, blasting/vibration, surface water contamination, impact on animals, impact on roads, impact on horse riding on roads, school bus conflicts, and health issues.

Mr. Compton then presented additional revisions for consideration including many that addressed the concerns from the hearing. Members of the Commission suggested that more work needed to be done on the Access Plan section to ensure that decisions made relative to the quality of roads and traffic flow were based on good technical information. There was also a desire to safeguard against the routing of traffic pitting one neighborhood against another.

As the discussion moved into Performance Standards, many of which are regulated by SC DHEC, the possibility for a work session with staff was suggested. Mr. Compton also added that receiving information from the State Mining Regulators was something being considered for Council and/or the Planning Commission. It was decided that the staff would meet with representatives of SC DHEC and bring that information to the next discussion of this Text Amendment.

Subdivision Bonds: Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab G. Janet Turner stated that this was for information only.

Road Classifications: Chairman Lucas stated that the next item on the agenda was Road Classifications shown at Tab H. Andy White made the motion to approve the June road classifications as listed and Robert Spires seconded the motion. With no further discussion the vote for approval of the road classifications was as follows:

In Favor: Lucas
Cope
Laird
White
Shealy
Spires
Myhand

Opposed: none

Not Present: Matthews
Dunbar

Adjournment: With no further business the meeting was adjourned at 9:10 a.m.

Respectfully submitted,

Approved,

(signature on file)
Charlie Compton
Secretary

(signature on file)
Rock Lucas
Chairman